

Vocal on behalf of rural landowners.
Independent of politics and profit.
Advice landowners can use.



Farmers' Advocacy Office

Independent Land Information & Advocacy Office - Dawson Creek, British Columbia

Quarterly Report
June 2015

Aspen Grove
Property Services



New Harvest Media Inc.

**Farmers' Advocacy Office Progress Report
4Q2014/2015**

A. PUBLIC PRESENTATIONS, MEETINGS & EVENTS

Date	Location	Event
Apr-15	FAO	Landowner meeting with Oil & Gas company representative to discuss rent review
Apr-28	Calvin Kruk Center	Chamber of Commerce function. Presentation by CAPP - update and information session
Apr-28	PRRD	Quarterly Management Meeting & overview of FAO report
May-06	FAO	Landowner meeting with Oil & Gas company representative to discuss activity planned on adjacent land. Landowner in Notification Area
May-07	FAO	Landowner meeting with their consultant and industry representative to discuss the cumulative impact of existing oil and gas development and Site C
May-14	FAO	Landowner meeting with their legal counsel and industry representative to discuss the cumulative impact of existing oil and gas development and Site C
May-20	FAO	Landowner meeting with industry representative to discuss compensation for trespass and damage to property
May-29	FAO	Conference call with landowners and their legal counsel re: compensation for resources now inaccessible due to pipeline
Jun-10	FAO	Landowner meeting with Oil & Gas Company representative to discuss rent review
Jun-16	FAO	Landowner meeting with industry representative to discuss compensation for trespass and damage to property

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B. CLIENTS BY LOCATION (New and Return)

		Electoral Area 'B'	Electoral Area 'C'	Electoral Area 'D'	Electoral Area 'E'	Other	Total
Q1	New	6	4	27	4		41
	Return	43	21	159	14		237
Q2	New	10	2	34	6	4	56
	Return	46	9	135	22	7	219
Q3	New	20	4	26	18	3	71
	Return	53	6	127	19	9	214
Q4	New	14	4	22	2	0	42
	Return	54	5	114	11	0	184
							1064

C. CLIENTS SERVED BY ACTIVITY TYPE

- 1 Information Only.** *Information only involves providing background information, assisting in filling out forms, explaining rights. Typically no further action is required.*

Q1	Q2	Q3	Q4	Total
38	41	50	46	175

Summary of Discussions (Key Themes):

Brochures & information given out to first time visitors to the FAO, or landowners dealing with Oil & Gas Companies for the first time. "Landowner Information Guide", "In-Brief: Landowners" and "Understanding the System" are most often given out.

Explained rights and gave out information about pipelines/flow lines and NEB pipelines - jurisdiction, compensation & rights pertaining to abandonment.

Explained rights to landowners who have received correspondence from companies seeking permission to survey or to conduct geophysical activity on their land.

Explained rights to landowners who have received notification that oil & gas activity is planned on adjacent property.

Discussed remedies with landowner who have not received lease rent payments from Oil and Gas Company when due.

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C. CLIENTS SERVED BY ACTIVITY TYPE

- 2 Support Landowners in Negotiations.** *Supporting Landowners in negotiations involves engagement with the industry prior to a lease being signed.*

Q1	Q2	Q3	Q4	Total
67	49	43	36	195

Summary of Discussions (Key Themes):

Provided comparative information to clients to assist them in determining value of ROW and/or land for leases. Also provided the same information for clients applying for a rent review or looking to renegotiate the terms of a contract.

Assisted clients in negotiating monetary compensation and terms of leases as well as nuisance, trespass and disturbance claims consistent with the Petroleum & Natural Gas Act.

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C. CLIENTS SERVED BY ACTIVITY TYPE

3 Implementation. *Implementation means that a lease is in place. Activities involve addressing concerns over fulfilling the terms of the lease and negotiation of subsequent leases.*

Q1	Q2	Q3	Q4	Total
181	185	192	144	702

Summary of Discussions (Key Themes):

Assisted clients in negotiating with industry regarding:

- rent reviews
- non-compliance issues (such as noise, contamination, leakage & weed control)
- trespass and damage to property
- road access & use (often multiple users)
- actual crop loss
- validity of leases
- non-payment of rents & property taxes
- assignment of rents
- abandonment of well sites and pipelines
- change of use issues
- expansion of well sites, creating multi well pads

Assisted clients in determining status of leases, by researching titles and Crown Grants.

Untenured oil & gas activity flowing from administrative oversight at Crown Grant.

Continued to be engaged with Land Matters Group Steering Committee at the National Energy Board dealing with a wide array of client issues.

Assisted clients with submission to SRB re:

- validity of leases
- rent review & compliance issues
- NEB pipeline issues

** See attached Overview of Mediations & Arbitrations

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D. RESULTS OF INTERACTIONS WITH OIL & GAS INDUSTRY AND THEIR AGENTS

Results of support to farmers, ranchers or rural residents in their interactions with the oil and gas industry and their agents

Number of Successful Interactions. *(ie. Issue or conflict resolved, no further action or escalation,*

Q1	Q2	Q3	Q4	Total
12	11	12	9	44

Number of Interactions in Progress. *(ie. Issue is still being discussed, no resolve or escalation at this time)*

Q1	Q2	Q3	Q4	Total
85	86	91	73	335

Number of Escalated Interactions. *(ie. conflict not resolved or escalated to mediation, arbitration, or Surface Rights Board)*

Q1	Q2	Q3	Q4	Total
17	13	11	8	49

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E. WEBSITE USAGE

Virtual Office Update

Usage Statistics

	Oct-Dec	Jan-Mar	Apr - Jun	Contract YTD
	2014	2015	2105	Aug 1/14 - Jun 30/15
Sessions	738	905	1991	3149
Users	607	761	1607	2592
Pageviews	1728	2096	4806	7001
Average Pages/Session	2.34	2.32	2.41	2.22

Google Analytics Terminology

Sessions:

https://support.google.com/analytics/answer/2731565?hl=en&ref_topic=1012046

Users:

https://support.google.com/analytics/answer/2992042?hl=en&ref_topic=1012046

Most Popular Pages (Apr - Jun 2015)

The ten most popular pages (by pageviews) were:

1. Home page (1,203)
2. Surface Leases - Database Map (126)
3. Compensation (79)
4. Talk to Us (64)
5. Links (64)
6. Understanding the System - Infographic (51)
7. Land Sales - Landing Page (51)
8. Dealing with Land Agents (44)
9. News Archive (44)
10. Know Your Property Rights (39)

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F. RECOMMENDATIONS FOR IMPROVEMENTS TO THE PROGRAM

Section F is an separate document provided to the Management Committee at the option of the Service Provider and is not required as part of the Quarterly Report.

During this reporting period 27 leases were downloaded from the SRB computer and these have been mapped on the FAO website. In addition to the leases, sales of vacant land >80 acres are mapped.

Landowners continue to be frustrated with the lack of access to leases. This handicaps them in their ability to negotiate with industry, and they are at a disadvantage from this lack of information.

Recommendation that industry (through CAPP & CIPA) stress the importance of complying with the legislation requiring leases be submitted to the SRB in a timely manner.

OVERVIEW OF MEDIATIONS & ARBITRATIONS

SRB MEDIATIONS:

- The FAO has been involved in 6 mediations during this reporting period, and to date 1 has been settled.

NEB ARBITRATIONS (Natural Resources Canada):

- The FAO continues to assist landowner who has retained legal counsel to assist with a dispute over compensation for a NEB pipeline on his property. The negotiations are continuing.
Landowner is from Area D

NOTES:

- The FAO continues to assist landowner and their legal counsel re: appeal of recent SRB Arbitration decision.
- The FAO assisted landowners in the preparation of their submissions to the Oil and Gas Appeal Tribunal.